

Indian Village

Indian Village is generally bounded by Mack to the north, the Detroit River to the south, Fischer to the east and Maxwell to the west. The majority of the residential area is within the historic Indian Village neighborhood and the easterly portion of the West Village neighborhood. The riverfront portion includes city parks, high-density apartment buildings, and the municipal water treatment plant.

The increase in the number of housing units between 1990 and 2000 was greater than ten percent, the highest rate in the city. Due to the number of apartment buildings along the riverfront, almost seventy percent of the population are renters.

A large percentage of the population are high school graduates, and over a third are college graduates. Over a third of the households earn more than \$50,000 per year. Indian Village contains few children and many elderly residents. Thirty percent of residents are 65 or older, the highest percentage of any area in the city.

❑ Neighborhoods and Housing

Issues: Berry Subdivision (to the east), Indian Village (in the center) and West Village (to the west) are nationally designated historic districts. South of Jefferson, Indian Village's high-rise apartment buildings offer river views and waterfront lawns.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Increase residential density

Policy 2.1: Develop vacant parcels along the riverfront for multifamily housing.

Policy 2.2: Increase the density of residential development along Parkview.

❑ **Retail and Local Services**

Issues: Mack is interspersed with vacant lots and abandoned buildings. Commercial development along Jefferson serves not only residents of Indian Village, but also visitors patronizing Belle Isle and the riverfront parks.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Encourage commercial uses that cater to visitors and area residents along the north side of Jefferson.

Policy 3.2: Develop neighborhood commercial nodes along Mack with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

❑ **Parks, Recreation and Open Space**

Issues: Almost one third of the area is dedicated to open space. The area's network of parks and neighborhoods lack sufficient routes for pedestrian access.

GOAL 4: Increase access to open space and recreational areas

Policy 4.1: Improve pedestrian access to the riverfront parks by developing east/west routes near the riverfront and north/south routes to the neighborhoods to the north.

❑ **City Design**

Issue: Functionally and aesthetically, the riverfront is one of the City's greatest assets. In addition to the high-density apartment buildings, this section of the riverfront includes public parks and the City's water treatment facility

GOAL 5: Maintain river views

Policy 5.1: Site design must demonstrate special regard for visual corridors/vistas and easements offering access to the river.

2000 Census - Demographic Profile



Neighborhood

Indian Village

Total Population

5,517

1990 Population

5,439

1990 to 2000 Change

78

Percent Change

1.43%

Race

White Only

1,492

27.04%

Black or African American
Only

3,826

69.35%

American Indian and Alaska
Native Only

36

0.65%

Asian Only

28

0.51%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

46

0.83%

Two or More Races

89

1.61%

Hispanic Origin

Hispanic Origin (Any Race)

119

2.16%

1990 Hispanic Origin

69

1990 to 2000 Change

50

Percent Change

72.46%

Gender

Male

2,434

44.12%

Female

3,083

55.88%

Educational Attainment

Population 25 or older

4,831

87.57%

HS Graduate or Higher

3,929

81.33%

Assoc. Degree or Higher

1,811

37.49%

Age

Youth Population
(Under 18 Years Old)

422

7.65%

1990 Youth Population

536

1990 to 2000 Change

-114

Percent Change

-21.27%

0 to 4 Years Old

114

2.07%

5 to 10 Years Old

122

2.21%

11 to 13 Years Old

43

0.78%

14 to 17 Years Old

143

2.59%

18 to 24 Years Old

264

4.79%

25 to 44 Years Old

1,460

26.46%

45 to 64 Years Old

1,699

30.80%

65 Years Old and Older

1,672

30.31%

Households

Households

3,382

Average Household Size

1.57

Population in Group Quarters

201

3.64%

Population in Households

5,316

Family Households

984

29.10%

Married Couple Family

596

60.57%

Female Householder Family

295

29.98%

One Person Households

2,192

64.81%

Housing Units

Housing Units

3,972

1990 Housing Units

3,539

1990 to 2000 Change

433

Percent Change

12.24%

Vacant Housing Units

552

13.90%

Occupied Housing Units

3,420

86.10%

Owner Occupied

1,091

31.90%

Renter Occupied

2,329

68.10%

Housing Value

Owner Occupied Units

439

Less Than \$15,000

7

1.59%

\$15,000 to \$29,999

5

1.14%

\$30,000 to \$49,999

21

4.78%

\$50,000 to \$69,999

18

4.10%

\$70,000 to \$99,999

0

0.00%

\$100,000 to \$199,999

71

16.17%

\$200,000 or More

317

72.21%

Household Income

Less Than \$10,000

691

20.43%

\$10,000 to \$14,999

279

8.25%

\$15,000 to \$24,999

534

15.79%

\$25,000 to \$34,999

387

11.44%

\$35,000 to \$49,999

310

9.17%

\$50,000 to \$74,999

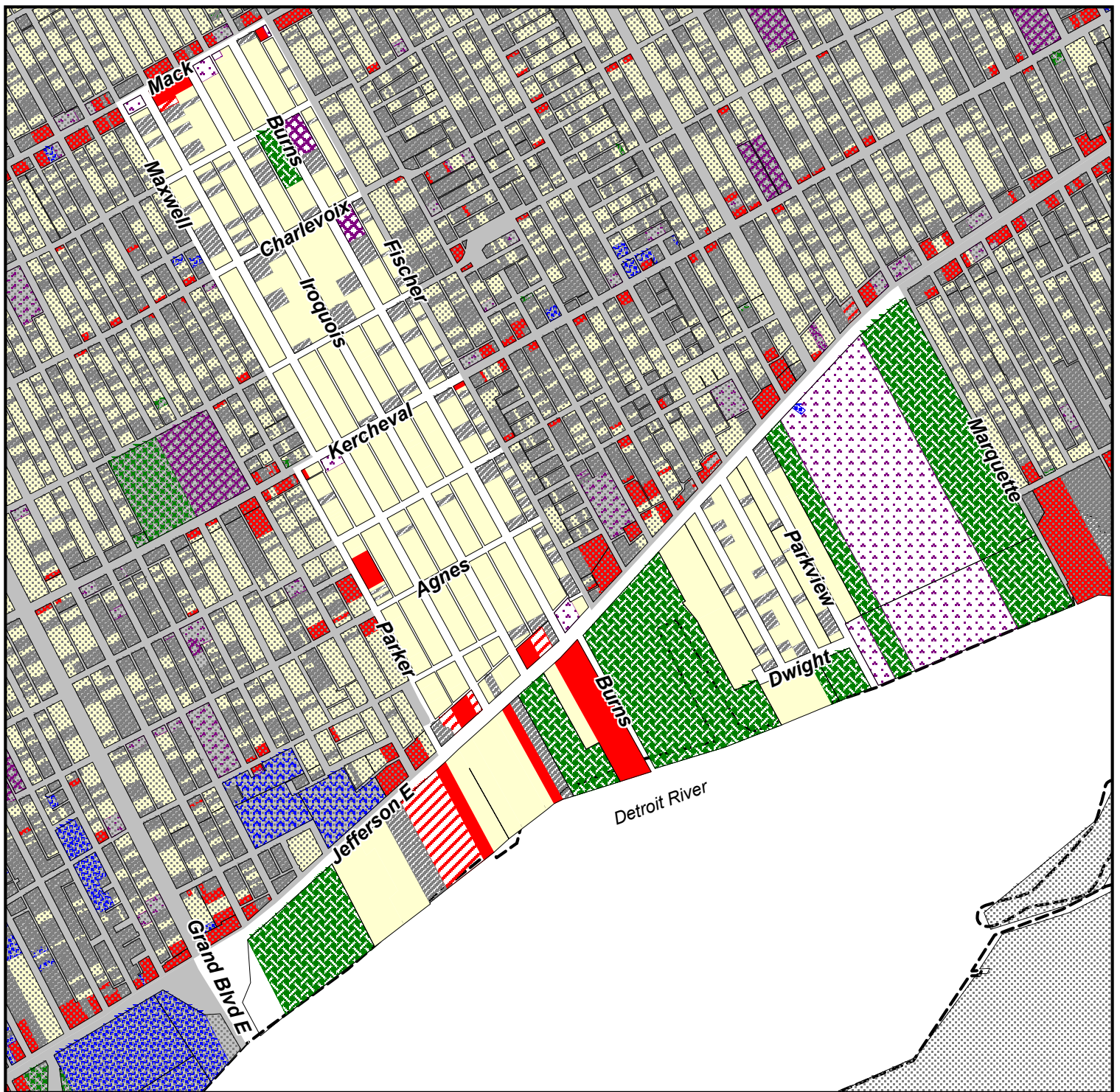
469

13.87%

\$75,000 or More

712

21.05%



Map 3-6A

City of Detroit
Master Plan of
Policies

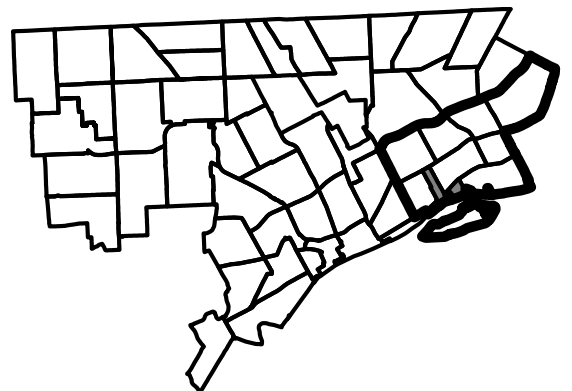
Neighborhood Cluster 3 Indian Village

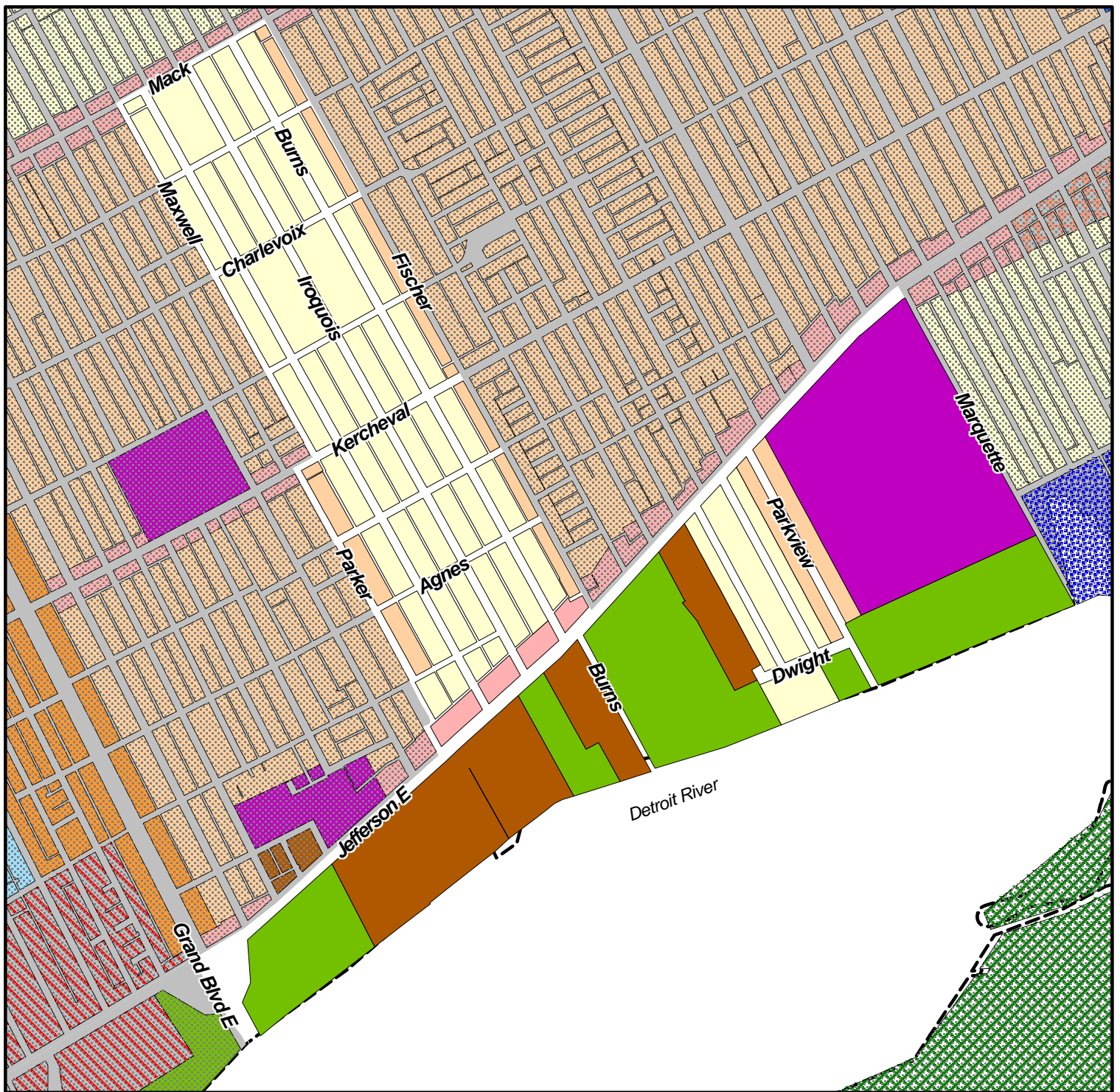


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-6B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Indian Village



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

